

REGULAR MEETING – MANSFIELD TOWN COUNCIL

August 8, 2016

DRAFT

Mayor Paul M. Shapiro called the regular meeting of the Mansfield Town Council to order at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Building.

I. ROLL CALL

Present: Kochenburger, Marcellino, Moran, Raymond, Ryan, Sargent, Shaiken, Shapiro
Excused: Keane

APPROVAL OF MINUTES

Mr. Shaiken moved and Mr. Ryan seconded to approve the minutes of the July 25, 2016 special meeting as presented. The motion passed with all in favor except Mr. Kochenburger who abstained. Ms. Moran moved and Mr. Ryan seconded to approve the minutes of the July 25, 2016 regular meeting. The motion passed unanimously. Mr. Kochenburger viewed the meeting online.

II. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Rebecca Aubrey, Olsen Drive, spoke in favor of the housing code amendments as a way to help preserve the quality of family life in Mansfield. (Statement attached)

Martha Kelly, Bundy Lane resident and Board of Education member but speaking as an individual, identified and commented on the role of the four entities involved in this rental housing issue. (Statement attached)

Justin Gordon, Dog Lane, spoke against the proposed housing code amendments noting situations where enforcement of the ordinance is a safety risk. (Statement attached)

Julia Sherman, Pinewoods Road resident, long term teacher and landlord, thanked Council members for their tireless work. Ms. Sherman commented that 18 to 20 year olds benefit from the supervision and advice of Resident Assistants on campus and supports regulations that zone out temporary fraternity houses.

Joan Seliger Sidney, Lynwood Road, commented on the changes in her neighborhood as a result of single family homes being turned into rentals and of her concerns for the future stability of the neighborhoods in the Town. (Statement attached)

Jody Bailey, Old School House Road, described the changes in her neighborhood due to homes becoming rental properties and her concern that future conversions would undermine the stability of the neighborhood. (Statement attached)

Rebecca Shaefer, Echo Road, remarked that the comments on the submitted landlord petition were not about how tenants could be better neighbors but about how they were being denied their right to party. (Statement attached. Submitted material regarding Village of Belle Terre vs. Borass will be included in the September 12, 2016 packet as a communication.)

John Murphy, Browns Road, spoke in support of the proposed housing code amendments noting that most of those speaking in opposition have a personal financial interest in maintaining the status quo and urged the University of Connecticut to develop the Depot Campus as a long term solution to the problem. (Statement attached)

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Craig Marcus, Coventry resident, read a letter from attorney Diane Whitney who represents a number of landlords and has offered to help craft a solution; submitted an article from the Chronicle which was based on information from the Mansfield Neighborhood Preservation Group; and submitted a letter and accompanying tenant letter from Ryan McDonald. (Letters attached. Article will be listed as a communication in the September 12, 2016 packet)

Ted Panagpopulis, Rhode Island resident, commented that he lives in Westerly RI and has to put up with living in a vacation town. Likewise, Mansfield residents live in a college town and should expect to be subject to student behaviors. Mr. Panagpopulis stated that it is against the law to fight landlords because they make money and urged all sides to meet and discuss the issues.

Dean Ravanola, Storrs Road, read a letter from Gregory Nicholson which objected to limiting non-owner occupied rentals to 3 unrelated individuals Mr. Ravanola expressed his agreement with the sentiments of the letter. (Letter attached)

Beverly Sims, Northwood Road, commented that the answer to neighborhoods changing due to increased rentals is not the building of large off campus housing complexes. Ms. Sims urged UConn to consider the Depot Campus as a location for additional dorms.

III. REPORT OF THE TOWN MANAGER

Assistant Town Manager Maria Capriola presented the Town Manager's report

IV. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Ms. Raymond requested that the email received by Council members regarding the possible regulatory changes to how Metropolitan Planning Organizations are established and operate be discussed. Mayor Shapiro suggested the subject be on the next Council agenda.

V. OLD BUSINESS

1. Proposed Amendments to the Mansfield Housing Code and Related Ordinances

Ms. Moran moved and Mr. Ryan seconded, effective August 8, 2016, to approve the proposed amendments to the Mansfield Housing Code and related ordinances, which amendments shall be effective 21 days after publication in a newspaper having circulation within the Town of Mansfield.

Mr. Shaiken moved and Mr. Sargent seconded to divide the question. The motion passed unanimously.

Mayor Shapiro described the three motions which are now under consideration:

- 1) Amendments to Section 901.1 of the Housing Code and Section 152-4 of the Landlord Registration Ordinance ensuring that the definition of an owner-occupied dwelling is consistent with the provisions in the Mansfield Off Street Parking Ordinance
- 2) Amendments to Section 901.2 of the Housing Code requiring a dwelling unit to be in compliance with all pertinent laws, ordinances and regulations prior to the issuances of a rental certificate.
- 3) Amendments to Section 404.5 of the Housing Code to ensure consistency with the Mansfield Zoning Regulations

Mr. Sargent moved to amendment Motion 1 reducing the percentage of ownership from 50% to 25%. The motion was seconded by Ms. Raymond.

The motion to amend failed with all in opposition except Mr. Sargent who voted in favor of the amendment.

Motion 1, as originally presented, passed with all in favor except Mr. Sargent who voted in opposition.

Motion 2 passed unanimously.

Motion 3 passed with all in favor except Mr. Sargent who voted in opposition.

Mayor Shapiro urged all interested parties to attend the meetings of the Ad Hoc Committee on Rental Regulation and Enforcement.

VI. NEW BUSINESS

2. Cancellation of August 22, 2016 Meeting

Mr. Ryan moved and Mr. Shaiken seconded, to cancel the August 22, 2016 regular meeting of the Mansfield Town Council.

Motion passed unanimously.

3. Ad Hoc Committee on Naming of the Town Square

Mayor Shapiro moved and Ms. Raymond seconded, to appoint Councilors Ryan, Marcellino and Keane to the Ad Hoc Committee on Naming of the Town Square, which is charged with identifying an appropriate name for the town square for the Town Council's review and consideration.

Motion passed unanimously.

VII. REPORTS OF COUNCIL COMMITTEES

Mr. Ryan, Chair of the Finance Committee, reported that implementation of the Fraud Risk Assessment was discussed at tonight's meeting and that the Fund Balance is now at 8.8%

Ms. Moran reminded members that the survey for the Town Manager's review will be open until Wednesday at noon.

Mayor Shapiro, having voted in the affirmative on Item 3, Ad Hoc Committee on Naming of Town Square, moved and Mr. Kochenburger seconded to reopen the motion designating the members of the Ad Hoc Committee.

The motion passed unanimously.

Mayor Shapiro moved and Ms. Raymond seconded to substitute Mr. Sargent for Ms. Keane as a member of the Committee.

The motion passed unanimously.

Ms. Moran moved and Mr. Sargent seconded to add Item 3a, Discussion of Proposed Changes to Metropolitan Planning Organizations to the agenda.

The motion passed unanimously and the Director of Planning was invited to discuss the issue.

3a. Proposed Changes to Metropolitan Planning Organizations

Ms. Painter presented the information she was able to garner in her discussions with CRCOG staff members today. There are still many questions as to how these changes might affect Mansfield. Mayor Shapiro will be attending the August 10, 2016 CRCOG

Executive Committee meeting where he will express the sense of the Council and gather additional information.

VIII. DEPARTMENTAL AND COMMITTEE REPORTS

No comments offered.

IX. PETITIONS, REQUESTS AND COMMUNICATIONS

4. Petition re: Housing Rights
5. B. Coleman (07/25/16)
6. J. Hanley (07/25/16)
7. A. Hawkins (07/25/16)
8. R. McDonald (08/04/16)
9. C. Naumec (07/25/16)
10. R. Shafer (07/25/16)
11. J. Sherman (07/26/16)
12. W. Varga (07/25/16)
13. D. Whitney (08/04/16)
14. Planning and Zoning Commission re: Proposed Amendment to Zoning Regulations Regarding a Temporary and Limited Moratorium on Applications Related to Multi-Family Housing
15. M. Capriola re: Timeline – Town Manager Performance Review Process
16. M. Hart re: Appointment to Economic Development Commission
17. D. Malloy re: Crumbling Foundations Mr. Kochenburger requested this information be added to the Town's website
18. State of Connecticut Department of Transportation re: Traffic Concerns on U.S. Route 6 Mr. Shaiken noted this letter and urged anyone interested in the issue to read the communication
19. Celebrate Mansfield Festival
20. Mansfield Historical Society Summer 2016 Workshops
21. CRCOG Annual Report and Member Benefits Information
22. Connecticut Water – “Straight from the Tap”
23. Eastern Regional Tourism District Annual Review
24. Hartford Courant – ‘Officials Looking At Options For E.O. Smith’ – 7/25/16

X. FUTURE AGENDAS

No items added

XI. ADJOURNMENT

Mr. Shaiken moved and Ms. Moran seconded to adjourn the meeting at 9:25 p.m. Motion passed unanimously.

Paul M. Shapiro, Mayor

Mary Stanton, Town Clerk

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